

Swan Hill TV District

June 9, 2021 – Snyder Law Office. Present: Vilma Chemers, chair; Gary Riecke, vice-chair; Kathy Erickson, secretary/treasurer; Chris Hagar; Mark Smolen. Guest: Brant Beaudry, attorney.

Meeting called to order at 5:08 pm.

Minutes from March 3, 2021 had been disseminated by email. Chris: MOTION to approve the minutes. SECOND Mark. PASSED unanimously.

Bills. Carol is out of town.

1. Crown Castle. Draft lease discussion.

Meeting was adjourned at 5:46 pm.

The next scheduled meeting: Wednesday, July 7, 2021, 5 pm, Swan Hill School, Sixth grade classroom.

PRIVATE NEGOTIATIONS (I'm sending these to the board on the same attachment, but this portion won't go to the county.) KE

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Minutes from March 3, 2021. Chris: MOTION to approve. SECOND Mark. PASSED unanimously.

1. Crown Castle. Draft lease discussion with Brant. Additions, changes and clarifications.

#5 – Early termination. Prior to 8/31/28 if tenant chooses to terminate or not renew, tenant shall pay term fee = to amount tenant would have owed between term and 8/31/28. Payable on same dates, and also apply to each successive 5 year term except for landlord default. Tenant may terminate for any reason.

#8 – Sound study will not exceed \$4,000 for mitigation. The board is okay with that. Chris asked that Brant put in a clause that essentially says that Crown Castle agrees to be a good neighbor. Gary wants the board to conduct a sound test before we sign the lease. Chris: CC must agree to meet certain sound standards, now and in the future. A sound covenant that stipulates 60dB at 175 feet when all sound equipment is running simultaneously.

Brant will compose a letter to Crown Castle asking for a board conducted sound study before signing the lease. Before sending, he'll get board approval of the letter.